



# DESIGN REVIEW BOARD MEETING AGENDA

Thursday, June 11, 2015

Brian Anderson, Chairman  
Ben Palmer, Vice Chairman

Wahid Alam  
Bob Deardorff  
Brian Johns

Darrell Truitt  
Jason Watson  
Greg Froehlich, Alternate

Gilbert Municipal Center  
Council Chambers  
50 E. Civic Center Drive  
Gilbert, AZ 85296

Study Session: 4:30 - 5:30 p.m.  
Regular Hearing: 5:30 p.m.

TIME	AGENDA ITEM	BOARD ACTION
4:30 P.M.	CALL TO ORDER STUDY SESSION	
	1. <b>DR15-17</b> - Higley Plaza - Modification of approved site plan, landscape plan, grading and drainage, elevations, lighting, colors and materials for the construction of 56,060 square feet of retail space, located on approximately 10 acres, on the southwest corner of Pecos and Higley Roads, in the Shopping Center (SC) zoning district with a Planned Area Development (PAD) overlay. Nichole McCarty (480) 503-6747	
	2. <b>DR15-20</b> - The Heritage of Gilbert: site plan, landscape plan, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 5.14 acres located at the southeast corner of Willis Road and Quartz Street, zoned Regional Commercial (RC). Jordan Feld (480) 503-6748	
	3. <b>DR15-25</b> - Living Spaces: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 8.53 acres, generally located at the northwest corner of South Santa Village Parkway and Williams Field Road and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. Bob Caravona (480) 503-6812	
	4. <b>DR15-26</b> - Enterprise Santan Motorplex: approval of site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for an approximately 3 acre site located at the 1312 E. Motorplex Loop, in the General Commercial (GC) Planned Area Development (PAD) zoning district. Nathan Williams (480) 503-6805	
	5. Discuss any revisions to the agenda including but not limited to changes to conditions, changes to placement of items on the published agenda.	
	ADJOURN STUDY SESSION	

	AGENDA ITEM	BOARD ACTION
5:30 P.M.	<b>CALL TO ORDER REGULAR MEETING</b>	
	<b>ROLL CALL</b>	
	<b>6. APPROVAL OF AGENDA</b>	
	<b>7. COMMUNICATIONS FROM CITIZENS</b>  At this time, members of the public may comment on matters not on the agenda. The Board's response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.	
	<b>PUBLIC HEARING (CONSENT)</b>	
	<b>Consent Public Hearing items will be heard at one Public Hearing. After the Consent Public Hearing, these items may be approved by a single motion. At the request of a member of the Board or Staff, an item may be removed from Consent Calendar and may be heard and acted upon separately. Other items on the agenda may be added to the Consent Public hearing and approved under a single motion.</b>	
	<b>8. DR15-07 - East Valley Patient Wellness:</b> approval of site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for an approximate 1 acre site for the East Valley Patient Wellness facility, located at the north of the northwest corner of 182nd Place and Nunnelley Road, in the Light Industrial (LI) zoning district. Nathan Williams (480) 503-6805	<b>Hearing; possible action by MOTION</b>
	<b>9. DR15-14 - TruWest Credit Union -</b> Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 1.14 acres located at the at 64 E. Pecos Road, east of the northeast corner of E. Pecos Road and S. Gilbert Road, in the Neighborhood Commercial (NC) zoning district with a Planned Area Development (PAD) overlay. Bob Caravona (480) 503-6812	<b>Hearing; possible action by MOTION</b>
	<b>10. DR15-16 - Gilbert Skilled Nursing -</b> Site plan, landscape, grading and drainage, elevations, floor plan, lighting colors and materials for 4.15 acre site located southeast of the southeast corner of Val Vista Drive and Mercy Road zoned General Office (GO) within a Planned Area Development (PAD) overlay zoning district. Amy Temes (480) 503-6729	<b>Hearing; possible action by MOTION</b>
	<b>11. DR15-18 - San Tan Village Shops A:</b> site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 3.4 acres, generally located at the northeast corner of South Market Street and East Pecos Boulevard and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay zoning district. Bob Caravona (480) 503-6812	<b>Hearing; possible action by MOTION</b>
	<b>12. ST15-02 - Paradise Cove -</b> Approval of six (6) new standard plans (plans 304, 321, 322, 323, 324 and 325) by Ryland Homes on 44 lots (Lots 1- 44) located south and east of the southeast corner of McQueen Road and Warner Road, in the Single Family-6 (SF-6) Planned Area Development (PAD) overlay zoning district. Nathan Williams (480) 503-6805	<b>Hearing; possible action by MOTION</b>

	AGENDA ITEM	BOARD ACTION
	<b>PUBLIC HEARING</b>	
	Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Board by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item you must fill out a public comment form, indicating the item number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Board.	
	<b>13. None</b>	<b>Hearing; possible action by MOTION</b>
	<b>ADMINISTRATIVE ITEMS</b>	
	<b>14. Minutes</b> - Consider approval of the minutes; Study Session & Regular Meeting of May 14, 2015	
	<b>COMMUNICATIONS</b>	
	<b>15.</b> Report from Chairman and members of the Board on current events.	
	<b>16.</b> Report from Council Liaison.	
	<b>17.</b> Report from Planning Manager on current events.	
	<b>ADJOURN</b>	<b>Motion to ADJOURN</b>

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at (480) 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Gilbert Design Review Board is a Regular Meeting, Thursday, July 9, 2015, 5:30 p.m.  
Gilbert Municipal Center, 50 E. Civic Center Drive, Gilbert, AZ